



THE 2006 ANNUAL REPORT

OF THE COLUMBUS - BARTHOLOMEW PLANNING DEPARTMENT

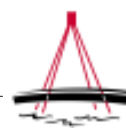


Development at the 1-65 / State Road 46 Interchange area photographed in the Spring of 2005 (above) and as new development occurs (at right).

Executive Summary

During 2006 the Planning Department was presented with several significant opportunities to advance the discussion of development issues in the community. The following summarize the most significant ways in which the Department made a difference in the community in 2006:

1. **Richards School Area Public Meeting:** The Planning Department facilitated a special Plan Commission event attended by approximately 200 area residents. The participants voiced concerns about a recent development proposal and described goals for future development near their neighborhood.
2. **Camp Atterbury Land Use Study:** The Planning Department served as a local point of contact for the Indiana National Guard and the Department of Defense in the initial planning of a joint land use study for the Camp Atterbury vicinity. The study can serve as a vehicle for long-term coordination between military activities and the adjoining communities.
3. **Honda-related Industrial Sites / Indiana Shovel-ready Sites:** The Planning Department supported local economic development efforts by distributing a white paper on Columbus eastside industrial potential and by assisting the Economic Development Board staff in listing the InfoTech Park as an Indiana Shovel Ready site.
4. **Downtown Parking Analysis:** The Planning Department supported the ongoing Vision 20/20 implementation through an examination of downtown public parking.
5. **Golden Casting Foundry Site Option Study:** The Planning Department engaged the community in a discussion of re-development options for the former Golden Casting Foundry site. The project involved data collection, key stakeholder interviews, and a public open house attended by 40 individuals.
6. **Zoning Map Replacement:** The Planning Department advanced the accessibility of zoning information by replacing the aging zoning maps with up-to-date electronically updated maps. These maps can be made available to the public via the internet in the future.
7. **Code Enforcement Enhancement:** The Planning Department re-purposed a staff position to provide a City government based code enforcement coordinator. Through this position the Planning Department has actively pursued the poor condition of over 250 properties.
8. **Development Review:** In 2006 the Planning Department processed 42 Plan Commission cases, processed 24 Board of Zoning Appeals cases, reviewed 132 subdivisions of land, issued 246 zoning compliance certificates, and otherwise monitored approximately \$123 million in construction activity.



Executive Summary

This Annual Report is prepared for the City of Columbus, Bartholomew County, the commissions and boards involved in local land use planning and administration, and the following elected community leaders:

Columbus Mayor:

*The Honorable
Fred Armstrong*

Columbus Clerk-Treasurer:

Brenda Sullivan

Columbus City Council:

*August "Augie" Tindell
Martha Myers
Ann DeVore
Rob Kittle
Jim Lienhoop
Jesse Brand
George Dutro
Craig Hawes*

Bartholomew County

Board of Commissioners:

*Larry Kleinhenz
Carl Lienhoop
Paul Franke*



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Planning Department Staff Profile

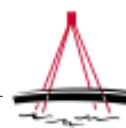
The 2006 staff of the Columbus - Bartholomew Planning Department included 11 members. Of those staff positions, 6 were professional community planners, one was a part-time pre-professional planner (student intern), 3 were administrative support personnel, and one specialized in zoning administration and enforcement coordination. These staff members serve to support the activities of the City, County, and Joint District Plan Commissions and Boards of Zoning Appeals. The staff is also often called upon to provide information and assistance to the Mayor, the County Commissioners, the City Council, the Board of Public Works, and other city, county, civic, and regional organizations. The staff's primary tasks are to (1) guide the public through the property development process and (2) serve as a resource for long-range community planning and the discussion of community land use issues.

The 2006 staff included individuals with diverse interests and backgrounds. Together the staff provided expertise in the areas of land use and development; as well as economics, historic preservation, public policy, and landscape architecture.

2006 Planning Department Staff

Jeff Bergman, AICP	Planning Director
Laura Thayer, AICP	Assistant Planning Director
Tiffany Strait, AICP	Senior Planner
Heather Pope	Associate Planner
Thom Weintraut	Associate Planner
Marcus Hurley	Associate Planner
Randy Aspenson	Zoning Administrator / Code Enforcement Coordinator
Sondra Bohn	Planning Assistant
Sherrie Grable	Secretary
Kim Howell	Part-Time Secretary

During 2006, Randy Aspenson joined the Planning Department staff as the Zoning Administrator / Code Enforcement Coordinator. This role was created through a re-purposing of the former "planning aid" staff position. Also in 2006 Kim Howell joined the Department staff as Part-time Secretary. The 2006 part-time, pre-professional planner (student intern) was Carmen Lethig, a graduate urban planning student at Ball State University.



Department Overview

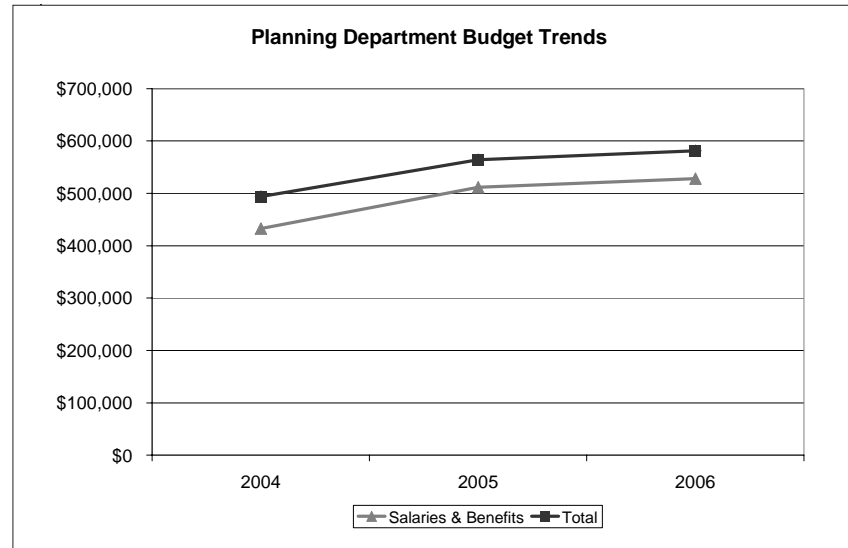
The government and civic groups supported by the Planning Department staff in 2006 included the following:

- Columbus Redevelopment Commission
- Columbus Area Metropolitan Planning Organization (CAMPO)
- Columbus in Bloom
- Columbus Downtown Banner Committee
- Utilities Coordination Committee
- Bartholomew Consolidated School Corporation District & Facilities Committee
- Bartholomew Consolidated School Corporation High School Visioning Committee
- Vision 20/20 Downtown Planning Working Group
- Columbus Transit Advisory Committee
- Columbus Board of Aviation Commissioners
- Heritage Fund of Bartholomew County "Civic Boom!" Project Steering Committee



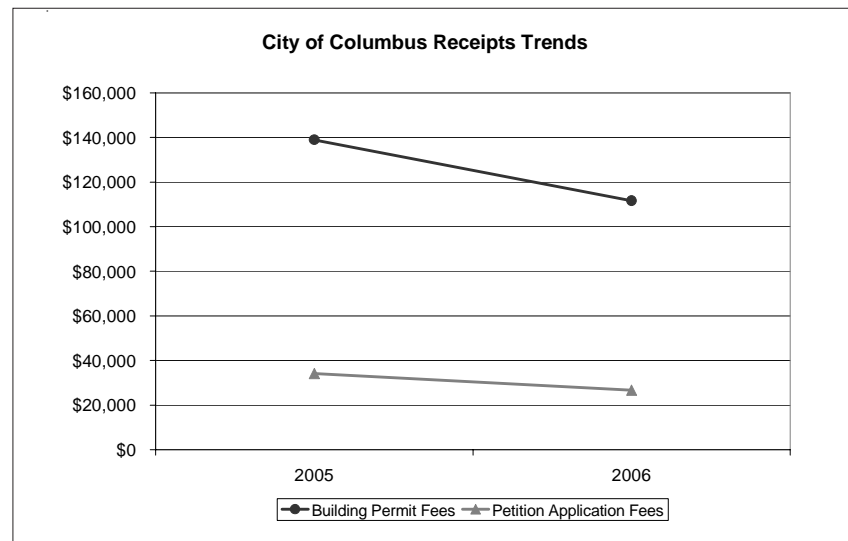
Planning Department Financial Summary

The 2006 Planning Department budget was \$581,134; an increase of 3% from 2005. All of the increase is attributed to pay raises and related benefits, such as retirement and insurance.



The Planning Department contributed revenue to the General Funds of the City of Columbus and Bartholomew County in 2006 through petition applications and other administrative fees. Additional revenue was earned through the collection of building permit and sign fees for both the City of Columbus and Bartholomew County by the Department of Technical Code Enforcement.

In 2006 a total of \$138,288 was generated for the City of Columbus by Planning Department related activities. Revenues for Bartholomew County totaled \$123,321 (\$111,648 from permits and \$11,673 from petition application fees).



Enforcement Profile



Beginning in May of 2006 the Planning Department established an in-house position for zoning administration and code enforcement coordination. This staff position serves as a supplement to the efforts of the Bartholomew County Department of Technical Code Enforcement by coordinating all enforcement actions within the City of Columbus. The Planning Department managed 289 violations on 249 properties in 2006. Of those complaints, 236 have been resolved and follow-up is pending at 13 locations. The table below summarizes the types of violations that have been investigated.

2006 Violations Investigated

Violation Type	Number of Complaints
Inoperable Vehicles	96
Trash & Debris	36
High Grass / Weeds	35
General Zoning Violations	34
Illegal Signs	25
Illegal Business Use (business in a residential district, etc.)	13
Right-of-Way Encroachments	13
Intersection Visibility Obstructions	10
Building Code Violations (referred to Code Enforcement)	10
Civil Issues	8
Illegal Yard Sales	4
Improper Landscaping	3
Illegal Residential Use (multi-family use in single-family district, etc.)	2
Total	289



Note: All rosters represent memberships as of December 1, 2006.

Columbus Appointed Officials

The City of Columbus Plan Commission has jurisdiction for all land within the corporate limits of the City, as well as a specific extraterritorial jurisdiction that extends approximately 2 miles from the City limits.

The memberships and requirements of the City of Columbus Plan Commission, Plat Committee, and Board of Zoning Appeals are shown below and on the following page. The Plan Commission also maintains a Landscape Review Committee (see page 26) and a Utility Review Committee (see page 27). The Plan Commission welcomed 3 new members in 2006: Bryan Haza replaced Mark Gerstle, Brian Russell replaced Rick Colglazier, and Jesse Brand replaced Rob Kittle.

2006 City of Columbus Plan Commission Membership

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Bryan Haza		Board of Works	January 1, 2007	Board of Works Member or Designated Representative
Dave Bonnell (D)		Board of County Commissioners	January 1, 2009	The 2 County Commissioner Appointments may not be of the same Political Party
Joan Tupin-Crites (I)		Board of County Commissioners	January 1, 2007	
Steve Ruble	Secretary / Liaison to County	City Engineer	Not Applicable	City Engineer or Qualified Assistant
Dave Fisher (R)	President	Mayor	January 1, 2007	No more than 3 of the 5 Mayoral Appointments may be of the same Political Party
John Hatter (R)		Mayor	January 1, 2007	
Jack Heaton (R)		Mayor	January 1, 2008	
Tom King (D)		Mayor	January 1, 2009	
Pat Zeigler (D)	Vice-President	Mayor	January 1, 2010	
Brian Russell		Park Board	Annually	Park Board Member
Jesse Brand		City Council	Annually	City Council Member
Tom Finke (Liaison)		County Plan Commission	Annually	Member of the County Plan Commission

Columbus Appointed Officials (cont.)



2006 City of Columbus Plat Committee Membership

Member	Office	Appointment	Expiration (Annually)	Requirements
Jack Heaton	Chairperson	Plan Commission	January 1, 2007	Plan Commission Citizen Member
Jeff Bergman		Plan Commission	January 1, 2007	Planning Department Staff Member
Steve Ruble		Plan Commission	January 1, 2007	Engineering Department Staff Member
Steve Rucker (Alternate)		Plan Commission (for Ruble)	January 1, 2007	Engineering Department Staff Member
John Hatter (Alternate)		Plan Commission (for Heaton)	January 1, 2007	Plan Commission Citizen Member
Laura Thayer (Alternate)		Plan Commission (for Bergman)	January 1, 2007	Planning Department Staff Member

2006 City of Columbus Board of Zoning Appeals Membership

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Pat Zeigler	Chairperson	Mayor	January 1, 2010	Plan Commission Member
Lou Marr		City Council	January 1, 2007	Citizen who is not a Plan Commission Member
Karen Dugan	Secretary	Mayor	January 1, 2010	Citizen who is not a Plan Commission Member
Mary Ferdon	Vice-Chairperson	Mayor	January 1, 2007	
Dave Bonnell		Plan Commission	January 1, 2009	Plan Commission Member from the Extraterritorial Jurisdiction
Fred Stadler (Alternate)		Mayor (for Dugan or Ferdon)	January 1, 2010	Citizen who is not a Plan Commission Member
Eric Frey (Alternate)		City Council (for Marr)	January 1, 2007	
Joan Tupin-Crites (Alternate)		Plan Commission (for Bonnell)	January 1, 2007	Plan Commission Member from the Extraterritorial Jurisdiction
Marcus Hurley (Hearing Officer)		Plan Commission	Not Applicable	Board Member, Staff Member, or any other Person



Note: All rosters represent memberships as of December 1, 2006.

Bartholomew County Appointed Officials

The Bartholomew County Plan Commission has jurisdiction for all unincorporated land within the County, excluding extraterritorial jurisdictions exercised by Columbus and Edinburgh and the approximately 2.5 square miles within the jurisdiction of the Edinburgh / Bartholomew / Columbus Joint District Plan Commission.

The memberships and requirements of the Bartholomew County Plan Commission, Plat Committee, and Board of Zoning Appeals are shown below and on the following page. Pat Kiel joined the Plan Commission in 2006, replacing Tom Harmon as an appointment of the County Commissioners.

2006 Bartholomew County Plan Commission Membership

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Ro Anne Whittington (R)	President	Board of County Commissioners	January 1, 2007	No more than 2 of the 4 County Commissioner Citizen appoints may be of the same Political Party.
Zack Ellison (D)	Vice-President	Board of County Commissioners	January 1, 2010	
Jim Reed (R)		Board of County Commissioners	January 1, 2009	
Pat Kiel (D)		Board of County Commissioners	January 1, 2009	
Tom Finke	Secretary / Liaison to Columbus	County Surveyor	Not Applicable	County Surveyor or a Qualified Deputy
Dave Hoene		Board of County Commissioners	January 1, 2009	Township Trustee Recommended by the County's Township Trustees
Mike Ferree	Liaison to Hope	County Extension Educator	Not Applicable	County Extension Educator
Paul Franke		Board of County Commissioners	January 1, 2009	Member of the Board of County Commissioners
Phyllis Apple		County Council	January 1, 2009	Member of the County Council
Steve Ruble (Liaison)		Columbus Plan Commission	Annually	Member of the Columbus Plan Commission
Randy Sims (Liaison)		Hope Plan Commission	Annually	Member of the Hope Plan Commission

Bartholomew County Appointed Officials (cont.)



2006 Bartholomew County Plat Committee Membership

Member	Office	Appointment	Expiration (Annually)	Requirements
Tom Finke	Chairperson	Plan Commission	January 1, 2007	County Surveyor's Plan Commission Designee
Mike Ferree		Plan Commission	January 1, 2007	Plan Commission Member
Marvin Burbrink		Plan Commission	January 1, 2007	Plan Commission Member or Resident Citizen
Stacey Gross		Plan Commission	January 1, 2007	County Engineer or Designee
Jeff Bergman		Plan Commission	January 1, 2007	Planning Director or Designee

2006 Bartholomew County Board of Zoning Appeals Membership

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Ron Trotter	Chairperson	County Council	January 1, 2009	Citizen who is not a Plan Commission Member
Zack Ellison		Plan Commission	January 1, 2009	Plan Commission Member
Dewayne Hines	Vice-Chairperson	Board of County Commissioners	January 1, 2007	Citizen who is not a Plan Commission Member
Roger Glick		Board of County Commissioners	January 1, 2010	
Ro Anne Whittington		Board of County Commissioners	January 1, 2008	Plan Commission Member
Marcus Hurley (Hearing Officer)		Plan Commission	Not Applicable	Board member, Staff Member, or any other Person



Note: All rosters represent memberships as of December 1, 2006.

Joint District Appointed Officials

The Edinburgh / Bartholomew / Columbus Joint District Plan Commission has jurisdiction over an area of approximately 2.5 square miles bounded by a triangle formed by County Road 900 North, I-65, and US 31. The Joint District Plan Commission is the only one of its kind in Indiana and is regulated by IC 36-7-5.1. The Joint District Plan Commission, by interlocal agreement, shall be in existence for either (1) a period of 15 years or (2) until 90% of the property in the area has been developed. The memberships and requirements for the Joint District Plan Commission, Plat Committee, and Board of Zoning Appeals are shown below and on the following page.

2006 Joint District County Plan Commission Membership

Member	Office	Appointment	Expiration (3 year terms)	Requirements
Larry Taulman	President	Edinburgh Town Council	January 1, 2008	Resident of (1) a County in which the District is Located, or (2) within 10 miles of the District
Mike Ryan	Vice-President	Columbus Plan Commission	January 1, 2007	
Steve Ruble	Secretary	Columbus Mayor	January 1, 2009	
Tim Barrett		Edinburgh Town Council	January 1, 2009	
Lewis Turner		Edinburgh Town Council	January 1, 2009	
Jack Heaton		Columbus Plan Commission	January 1, 2008	
Larry Kleinhenz		Board of County Commissioners	January 1, 2008	All Must be Residents of (1) a County in which the District is Located, or (2) within 10 miles of the District <u>and</u> , 2 of the 4 Must Reside in German Township
Carl Lienhoop		Board of County Commissioners	January 1, 2008	
Keith Sells (German Twp.)		Board of County Commissioners	January 1, 2007	
Alvin Balmer (German Twp.)		Board of County Commissioners	January 1, 2007	

Joint District Appointed Officials (cont.)



2006 Joint District Plat Committee Membership

Member	Office	Appointment	Expiration (Annually)	Requirements
Tim Barrett		Plan Commission	January 1, 2006	A Minimum of 1 Member of the Plat Committee must be a Member of the Joint District Plan Commission
Carl Lienhoop		Plan Commission	January 1, 2006	
Steve Ruble		Plan Commission	January 1, 2006	
Lewis Turner (Alternate)		Plan Commission (for Barrett)	January 1, 2006	
Larry Kleinhenz (Alternate)		Plan Commission (for Lienhoop)	January 1, 2006	
Mike Ryan (Alternate)		Plan Commission (for Ruble)	January 1, 2006	

2006 Joint District Board of Zoning Appeals Membership

Member	Office	Appointment	Expiration (4 year terms)	Requirements
Mike Ryan		Joint District Plan Commission	January 1, 2006	Citizen who may or may not be a Plan Commission Member**
Dave Gregory	Secretary	City of Columbus	January 1, 2007	**All Members Must be a Resident of (1) a County in which the District is Located, or (2) within 10 miles of the District
Chris West	President	Board of County Commissioners	January 1, 2007	
Arvis Sneed	Vice-President	City of Edinburgh	January 1, 2010	
Tim Douglas		Board of County Commissioners	January 1, 2010	

In some instances, members of the Joint District organizations are shown with expired terms. These groups meet infrequently and in some cases do not meet at all during the course of a year. As a result, some of the appointments by a certain group are not current. Any required appointments are made current if and when an application requiring action by one of these groups is filed.



Plan Commission Activity Summary

In 2006 the City, County, and Joint District Plan Commissions heard a total of 42 new applications (a decrease of 16 from 2005). Of these applications, 86% (36 petitions) were heard by the Columbus Plan Commission.

The Columbus Plan Commission makes recommendations to the City Council for rezoning, annexation, and PUD preliminary plan applications; and has final approval of plats, PUD final plans, and a variety of site plans. The Bartholomew County Plan Commission makes recommendations to the County Commissioners regarding rezoning requests; and has final approval of plats and site plans. The Joint District Plan Commission makes recommendations to the Joint District Council regarding rezoning; and has final approval of plats and site plans.

2006 Plan Commission Activity Summary

Month*	Re-Zoning			Annexation		Plat			PUD Preliminary Plan	PUD Final Plan (or Maj. Mod.)	Site Plan (SU Mod., Sign Plan, Etc.)			Total		
	Columbus	Bartholomew County	Joint District	Columbus		Columbus	Bartholomew County	Joint District	Columbus	Columbus	Columbus	Bartholomew County	Joint District	Columbus	Bartholomew County	Joint District
January	1	0	0	0		0	1	0	0	0	0	0	0	1	1	0
February	1	0	0	0		3	0	0	0	0	0	0	0	4	0	0
March	1	0	0	0		0	0	0	0	0	0	0	0	1	0	0
April	1	0	0	0		0	0	0	0	1	0	0	0	2	0	0
May	0	0	0	1		4	1	0	0	2	0	0	0	7	1	0
June	2	0	0	0		2	0	0	0	0	3	0	0	7	0	0
July	1	0	0	0		1	0	0	0	0	0	0	0	2	0	0
August	2	0	0	0		1	1	0	0	0	0	0	0	3	1	0
September	0	0	0	1		1	1	0	0	0	0	0	0	2	1	0
October	2	0	0	0		1	1	0	0	0	0	0	0	3	1	0
November	0	0	0	1		0	0	0	0	0	0	0	0	1	0	0
December	1	0	0	0		0	0	0	0	1	1	0	1	3	0	1
Total	12	0	0	3		13	5	0	0	4	4	0	1	36	5	1

* Includes all petitions (2005 and 2006) heard by each Plan Commission for the first time

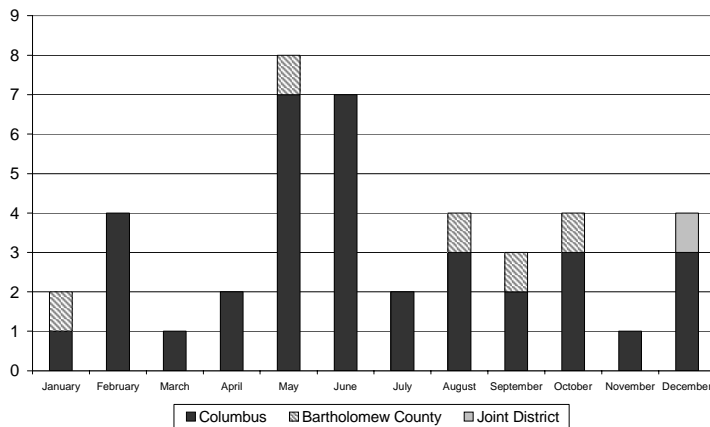
In addition to the items shown on the table above, the Columbus Plan Commission adopted a resolution approving replacement zoning maps that also involved some rezoning (Resolution 01-2006). The Columbus Plan Commission also adopted a resolution (Resolution 02-2006) that transferred a +/- 85 acre area from the City's extraterritorial jurisdiction to Bartholomew County. The Bartholomew County Plan Commission adopted a resolution approving an amendment to the moratorium on major subdivisions, adopted an interpretation of the definitions of minor and major subdivisions, denied an appeal of a decision of the Plat Committee, and participated in the re-naming of several subdivision streets.

Plan Commission Activity Summary (cont.)



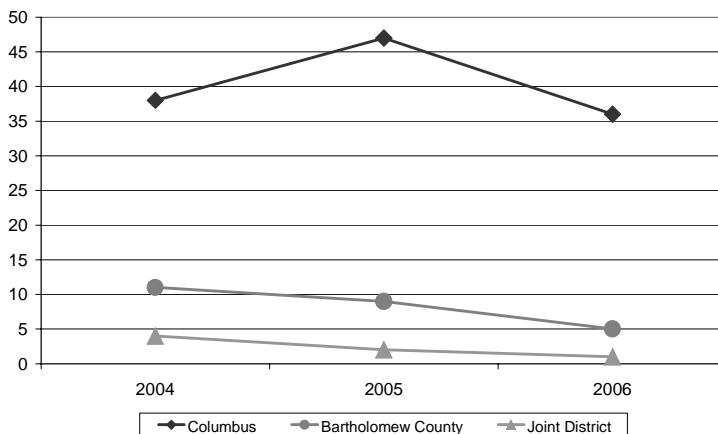
Current Planning Functions

2006 Plan Commission Case Load by Month

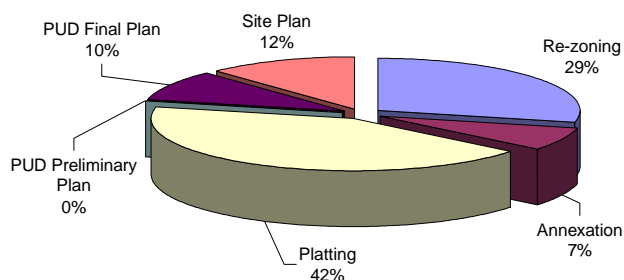


The Plan Commissions heard the most new cases in May with a total of 8 agenda items in that month.

Plan Commission Case Load Trends



2006 Plan Commission Cases by Type



Platting accounted for the majority of new applications filed in 2006 (42%); rezoning requests represented 29% of applications; and site plan reviews accounted for 12%. Annexation requests accounted for 7% of applications, a notable increase from 3% in 2005.



Two applications filed with the City of Columbus in 2006 will be heard by the Plan Commission in 2007. Annexation case #ANX-06-06 by Cornerstone Development and rezoning case #RZ-06-08 by Gehring Properties will be considered at the January 3, 2007 Commission meeting.

Annexation & Rezoning Profile

A total of 12 rezoning applications were heard by the Plan Commissions in 2006, all within the jurisdiction of the City of Columbus. This figure compares with 18 requests heard in 2005 and 15 heard in 2004.

Of the 12 rezoning requests, 8 were approved, 3 were withdrawn, and 1 remains pending for Plan Commission action in 2007. Requests for property to be re-zoned to SU (Special Use) accounted for 4 of the 2006 rezoning applications. The SU zoning districts are established for churches, fire stations, schools, and other special uses.

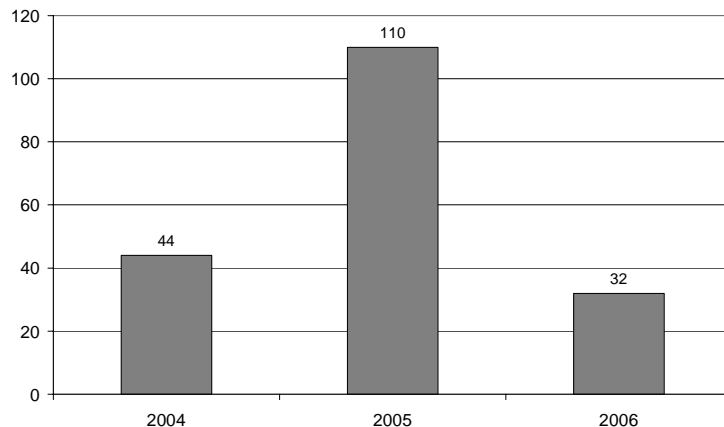
Also in 2006, the Bartholomew County Plan Commission took action on a rezoning request originally heard in 2005. The request, by Daniel and Alice Ledwinka, was given an unfavorable recommendation to the County Commissioners at the February 2006 meeting and subsequently withdrawn by the applicant.

The City of Columbus annexed approximately 32 acres in 2006, all zoned for residential use at the time of annexation. By comparison, the City annexed approximately 110 acres in 2005 and 44 acres in 2004.

2006 City of Columbus Annexations

Application	Case Number	Location	Property Size	Zoning	Plan Commission Recommendation	Final Disposition
Joseph & Lisa Conner	ANX-06-01	North side of County Road 200 South, east of I-65	25.53 Acres	R-2	Favorable	Approved
Gehring Properties LLC	ANX-06-02	West side of US 31, between Shady Lane and South Street	2.1 Acres	R-2	Favorable	Approved
Gerald & Barbara Stutsman	ANX-06-03	1895 and 2005 West County Road 200 South	4 Acres	R-2	Favorable	Approved

Columbus Annexation Trends (Acres)





2006 City of Columbus Rezoning Applications

Application	Case Number	Location	Property Size	Requested Change	Plan Commission Recommendation	Final Disposition
The Commons Mall	RZ-05-12	Block bounded by 5th, Brown, 3rd, and Lindsey Streets	6.1 Acres	B-4 to B-3	Favorable	Approved
David & Laura Haiderer	RZ-06-01	920 Repp Drive	0.97 Acres	I-2 to B-5	Withdrawn	Not Applicable
Scott Ellegood	RZ-06-02	West side of Terrace Lake Road, south of Carr Hill Road	23.98 Acres	AG to R-3	Favorable	Approved
Tipton Lakes Company	RZ-06-03	North side of Goeller Road, west of Tipton Lakes Boulevard	78 Acres	R-3, R-5, R-7, B-1 & SU-2 to R-2, R-3 & R-5	Favorable	Approved
Albert Skaggs	RZ-06-04	5860 North US 31	2.46 Acres	AG to B-4	Unfavorable	Withdrawn
Orinoco Properties	RZ-06-05	1501 Cottage Avenue	3.23 Acres	I-2 to B-5	Favorable	Approved
Joel Spoon	RZ-06-06	East side of Terrace Lake Road, south of Carr Hill Road	10.08 Acres	AG to R-3	Favorable	Approved
Keller Development	RZ-06-08	South side of Rocky Ford Road, east of Duffer Drive	19.98 Acres	R-2 to R-5	Withdrawn	Not Applicable
Columbus Parks & Recreation (PAAL)	SU-06-01	5820 South County Road 50 West	8.59 Acres	I-3 to SU-3	Favorable	Approved
Columbus Parks & Recreation (PAAL)	SU-06-04	5820 South County Road 50 West	6.47 Acres	I-3 to SU-3	Favorable	Approved
Faith Ministries	SU-06-09	5103 State Road 46 West	5.25 Acres	AG to SU-1	Favorable	Approved
Oak Knoll Golf Course	SU-06-19	1705 West County Road 550 South	290 Acres	AG to SU-3	Pending	Not Applicable



PUD & SU Administration

In 2006 the Columbus Plan Commission considered 8 cases regarding the on-going administration of Planned Unit Development (PUD) and Special Use (SU) zoning districts in its jurisdiction.

The PUD process allows the City and an applicant to negotiate specific development regulations that apply to unique development proposals. PUDs are approved in a 2-step process that involves a preliminary plan followed by a final, detailed plan submittal. In 2006 the Plan Commission approved 2 new PUD final plans and 2 modifications to previously approved plans (the new final plans were for Sections 4 and 5 of the Shadow Creek Farms development).

The Special Use zoning districts are established at the time of the initial construction of churches, schools, and other similar facilities. Significant change to the initial site plan for an SU property requires the review and approval of the Plan Commission.

2006 City of Columbus PUD and SU Administration

Application	Case Number	Location	Property Size	Request	Final Disposition
Shadow Creek Farms	PUD-06-02	South side of County Road 200 South, east of I-65	313 Acres	Modify the Phasing Plan	Approved
Shadow Creek Farms Section 4	PUD-06-03	South side of County Road 200 South, east of I-65	13.91 Acres	New Section of Residential Lots	Approved
Shadow Creek Farms Section 5	PUD-06-04	South side of County Road 200 South, east of I-65	43.73 Acres	New Section of Residential Lots	Approved
Bartholomew County Solid Waste Management District	PUD-06-08	2025 Merchants Mile (Wal-Mart West)	20.01 Acres	Installation of Recycling Containers	Approved
Bartholomew Consolidated School Corporation	SU-06-08	1400 25th Street (Columbus North High School)	33.17 Acres	Installation of Temporary Classrooms / Modification of Bus Drop-off Area	Approved
PAAL	SU-05-21	5820 South County Road 50 West	Not Applicable	Extension of Time for Recording Rezoning Conditions	Approved
PAAL	SU-06-04	5820 South County Road 50 West	Not Applicable	Modify Subject Property from 6.47 Acres to 5.70 Acres	Approved
Columbus Fire Department / Columbus Municipal Airport	SU-06-18	Northwest corner of Ray Boll boulevard and Arnold Street	Not Applicable	Site Plan Approval for new Fire Station #2	Approved

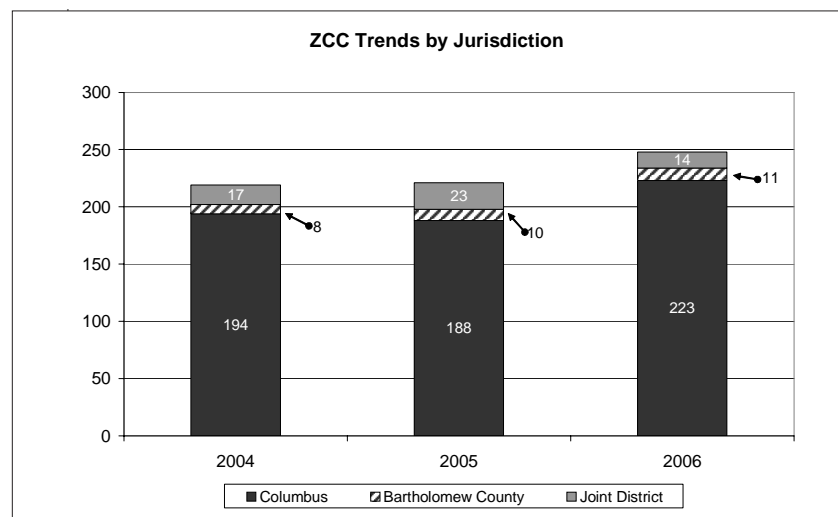
Zoning Compliance Review Profile



In 2006 the Planning Department processed 248 applications for Zoning Compliance Certificates (ZCCs). These Certificates are used to verify the compliance of a development proposal with the adopted regulations of the City, County, and Joint District as appropriate. A majority of the ZCCs (108) were issued for new signs. A significant number (83) were issued as site plan approval for new development. A complete list of site plan approvals is found on the following pages.

2006 Zoning Compliance Certificate Summary

Review Type	City of Columbus		Bartholomew County		Joint District	
	Number	Percent	Number	Percent	Number	Percent
Site Plan	69	31%	10	91%	4	29%
New Construction	19	9%	4	36%	3	21%
Addition	19	9%	4	36%	0	0%
Remodel	0	0%	0	0%	0	0%
Change of Use	31	14%	2	18%	1	7%
Change of Use & Construction	0	0%	0	0%	0	0%
Home-Based Business	3	1%	0	0%	0	0%
Temporary Use	39	17%	0	0%	0	0%
Sign Permit	97	43%	1	9%	10	71%
Special Use Minor Modification	14	6%	0	0%	0	0%
PUD Minor Modification	4	2%	0	0%	0	0%
Totals	223	100%	11	100%	14	100%



A majority of Zoning Compliance Certificates (223, or 90%) were issued in the jurisdiction of the Columbus Plan Commission. A total of 14 and 11 ZCCs were issued in the jurisdiction of the Joint District Plan Commission and the Bartholomew County Plan Commission respectively.



Zoning Compliance Review Profile (cont.)

Current Planning Functions

2006 City of Columbus Site Plans Reviewed (1 of 2)

Project Title	Case Number	Location	Activity
Greystone Shops	C/ZC-06-01(Jan)	Linden Park Lot 2A	New Construction
Panaderia Martinez	C/ZC-06-03(Jan)	1929 McKinley Street	Change of Use
Johnny's Muffler	C/ZC-06-09(Jan)	252 Mapleton Street	Addition
Andy Ogle	C/ZC-06-11(Jan)	2048 Gulf Taxiway	New Construction
Natalie Hensley Laundromat	C/ZC-06-14(Jan)	1463 Central Avenue	Change of Use
Neon Cupcake, LLC	C/ZC-06-07(Feb)	1702 Pennsylvania Street	Change of Use
The Puttin Place	C/ZC-06-20(Feb)	2626 Eastbrook Plaza	Change of Use
Mecanico Mojica (<u>Denied</u>)	C/ZC-06-23(Feb)	2167 State Street	Change of Use
LHP Software	C/ZC-06-24(Feb)	703 Washington Street	Change of Use
Tea Time Cottage	C/ZC-06-26(Feb)	714 Third Street	Change of Use
Advanced Mold & Engineering Inc.	C/ZC-06-27(Feb)	7980 International Drive	New Construction
Storage Express Managmeent, LLC	C/ZC-06-37(Mar)	4360 State Street	New Construction
Total Leasing	C/ZC-06-40(Mar)	980 Creekview	Change of Use
Crescent Electric Supply Co.	C/ZC-06-44(Mar)	950 Marr Road	Change of Use
Bugs Express Car Wash	C/ZC-06-45(Mar)	Johnson Boulevard	New Construction
College Park Church	C/ZC-06-49(Apr)	3136 National Road	Change of Use
Tropical Smothie Café	C/ZC-06-50(Apr)	2405 Beam Road	Change of Use
Pink & White Nails	C/ZC-06-51(Apr)	1774 25th Street	Change of Use
Game Nation	C/ZC-06-52(Apr)	281 Gladstone	Change of Use
Agnew Investments, LLC	C/ZC-06-54(Apr)	Jackson Plastics Replat Lot 1B	New Construction
Harrell's Car Wash	C/ZC-06-55(May)	2750 Brentwood Drive	Addition
Arvin Meritor Inc.	C/ZC-06-58(May)	601 Gladstone Avenue	New Construction
Hensley's Launderette	C/ZC-06-62(May)	1463 Central Avenue	Change of Use
Pollert Storage	C/ZC-06-64(May)	Southeast corner of 19th and Cherry Streets	New Construction
Centra Credit Union	C/ZC-06-65(May)	1930 National Road	Addition (Parking Lot)
Church of Christ	C/ZC-06-66(May)	5620 25th Street	Addition
Nagakura Engineering	C/ZC-06-78(May)	630 Mapleton Street	Addition
Bartholomew County Sheriff's Dept.	C/ZC-06-80(May)	543 Second Street	Addition
Leon Roberts	C/ZC-06-92(Jun)	Flat Rock Industrial Park Lot 6	New Construction
Best Buy Tire Sales (<u>Pending</u>)	C/ZC-06-101(Jun)	4171 North County Road 150 West	Change of Use
Carol Daily (<u>Pending</u>)	C/ZC-06-104(Jun)	Between 840 & 850 Jonesville Road (State Road 11)	New Construction
Kentucky Fried Chicken	C/ZC-06-105(Jun)	2760 Brentwood Drive	Addition (Parking Lot)
Taco Bell	C/ZC-06-114(Jun)	1105 25th Street	Addition
McDonald's USA, LLC	C/ZC-06-117(Jun)	611 Third Street	New Construction
Bead Sensation	C/ZC-06-122(Jul)	32 Oak Street	Change of Use
Jody's Gymnastic Zone	C/ZC-06-134(Jul)	3880 North Long Road	Addition
Alcon Goering & Sage LLC	C/ZC-06-132(Jul)	5440 25th Street	Change of Use
B&B Auto Sales	C/ZC-06-135(Jul)	850 Jonesville Road	Change of Use
Frank Anderson Tire	C/ZC-06-136(Jul)	2304 Hawcreek Avenue	Addition
Crystal-Aire Inc.	C/ZC-06-144(Aug)	1702 Keller Avenue	Change of Use

Zoning Compliance Review Profile (cont.)



Current Planning Functions

2006 City of Columbus Site Plans Reviewed (2 of 2)

Project Title	Case Number	Location	Activity
Pharmacy Care Solution	C/ZC-06-145(Aug)	2323 Marr Road	Change of Use
GE Plastics	C/ZC-06-146(Aug)	945 Marr Road	Addition
Mr. Car Auto II	C/ZC-06-149(Aug)	548 Jonesville Road	Change of Use
Toyo America Inc.	C/ZC-06-154(Aug)	2396 Norcross Drive	New Construction
Hotel Indigo	C/ZC-06-156(Aug)	Commons Mall Lot 1	New Construction
TC's Memphis BBQ	C/ZC-06-157(Aug)	2317 Marr Road	Change of Use
SRT International Bazar	C/ZC-06-161(Sep)	302 Gladstone Avenue	Change of Use
Toyota	C/ZC-06-164(Sep)	5555 Inwood Drive	Addition (Parking Lot)
Darren Moore Office Building	C/ZC-06-165(Sep)	826 Third Street	Change of Use
SRT International Bazar	C/ZC-06-166(Sep)	1920 National Road	Change of Use
Grayhawk Properties	C/ZC-06-168(Sep)	1675 National Road	New Construction
Allergy Associates	C/ZC-06-169(Sep)	Whitfield Commercial Center Lot 6	New Construction
Murphy Oil ATM	C/ZC-06-170(Sep)	915 Whitfield Drive	Addition
SRT International Bazar	C/ZC-06-174(Sep)	1609 Central Avenue	Change of Use
Commons Mall	C/ZC-06-176(Sep)	Northwest corner of Third and Jackson Streets	New Construction
Jewell Rittman Funeral Home (<u>Pending</u>)	C/ZC-06-182(Oct)	3855 25th Street	Addition
Northpark Office Building Two	C/ZC-06-183(Oct)	2425 Northpark	New Construction
John Freed Insurance	C/ZC-06-184(Oct)	1902 Central Avenue	Change of Use
Grimes Southern BBQ	C/ZC-06-186(Oct)	2436 Cottage Avenue	Change of Use
KLM Car & Truck	C/ZC-06-187(Oct)	1546 State Street	Change of Use
West Hill Shopping Center	C/ZC-06-192(Nov)	4190 Jonathan Moore Pike	Addition (Parking Lot)
Scott Brown Retail Sales	C/ZC-06-196(Nov)	1435 North National Road	Change of Use
KLM Car & Truck	C/ZC-06-197(Nov)	1546 State Street	Addition (Parking Lot)
Cummins Corporate Office Building	C/ZC-06-200(Nov)	Southeast corner of 8th and Jackson Streets	Addition (Parking Lot)
Cummins Tech Center	C/ZC-06-203(Nov)	1900 McKinley	Addition (Parking Lot)
Fred's Auto Shop	C/ZC-06-205(Nov)	451 Center Street	Change of Use
Russell Properties	C/ZC-06-206(Dec)	Progress Park Lots 19, 20 & 21	New Construction
Claas of America, Inc.	C/ZC-06-208(Dec)	3030 Norcross Drive	New Construction
CAPCO, LLC	C/ZC-06-209(Dec)	1349 Arcadia Drive	Addition



Zoning Compliance Review Profile (cont.)

Current Planning Functions

2006 Bartholomew County Site Plans Reviewed

Project Title	Case Number	Location	Activity
American Tower Corporation	B/ZC-06-01(April)	3271 West County Road 650 North	Addition (Antenna)
Crider Auto Sales	B/ZC-06-03(May)	7145 East State Street	New Construction
Ubiquitel	B/ZC-06-04(May)	3271 West County Road 650 North	Addition (Antenna)
Black Hawk Performance	B/ZC-06-05(Mar)	7270 East State Road 7	Addition
South Central Lutheran Camp Association	B/ZC-06-07(July)	13500 West Lake Road	New Construction
Hearts Ville Sweets	B/ZC-06-08(Oct)	100 North Jackson Street (Hartsville)	Change of Use
Verizon Wireless	B/ZC-06-09(Oct)	5793 South County Road 800 North	Addition (Antenna)
Taco Bell	B/ZC-06-10(Oct)	Intersection of US 31 & Heflin Park Road	New Construction
Wiese	B/ZC-06-11(Dec)	10255 North US 31	New Construction
Ferguson Construction Co.	B/ZC-06-12(Dec)	2725 North Sate Road 9	Change of Use

2006 Joint District Site Plans Reviewed

Project Title	Case Number	Location	Activity
Fat Fenders Restaurant	EBC/ZC-06-01(Apr)	3258 West Market Place Drive	Change of Use
Hilton Garden Inn	EBC/ZC-06-09(Oct)	East side of US 31, north of Market Place Drive	New Construction
Kramers Cabinets	EBC/ZC-06-10(Oct)	Southwest corner of County Road 800 North & Presidential Way	New Construction
Mann Company North LLC	EBC/DP-06-01	West side of Executive Drive, north of Market Place Drive	New Construction

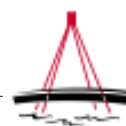
Subdivision Profile

In 2006 the City, County, and Joint District Plan Commissions approved a total of 132 subdivisions which created a net total of 425 new lots. Most of the new lots created (334 lots) were included in 7 major subdivision preliminary plats approved by the City of Columbus. The new major subdivisions were Shadow Creek Farms Sections 4 & 5 (210 lots), Spruce Ridge (71 lots), South Park (8 industrial lots), Wildflower Estates (41 lots), and Atons Commercial Park (8 commercial lots). Also approved was the re-plat of Sycamore Bend, which resulted in 4 fewer lots than the original preliminary plat.

Final plats were approved for 1 subdivision in Bartholomew County and 6 subdivisions in the City of Columbus in 2006. The details of those plats are described in the tables on the following page.

Also in 2006, a total of 5 Columbus and 6 Bartholomew County Minor Subdivisions were considered and approved by a Plan Commission, rather than the respective Plat Committees. In each case, Plan Commission approval was required because the proposals did not meet the minimum requirements of the applicable subdivision control ordinance. All 5 minor subdivisions considered by the Columbus Plan Commission were seeking relief of the requirement that sidewalks be constructed in all areas. In each case this request was approved.

The 132 subdivisions approved in 2006 compares with a total of 121 subdivisions in 2005, 117 in 2004, and 132 in 2003.



2006 Subdivision Approval Summary

Subdivision Type	City of Columbus		Bartholomew County		Joint District	
	Subdivisions Approved	Total Lots Created	Subdivisions Approved	Total Lots Created	Subdivisions Approved	Total Lots Created
Administrative & Agricultural Subdivision	33	-14	60	39	1	0
Minor Subdivision	9	12	23	54	0	0
Major Subdivision (Preliminary Plat)	7*	334	0**	0	0	0
Totals	49	332	83	93	1	0

* An 8th Subdivision - a predecessor to the later approved Spruce Ridge Subdivision was also filed in 2006, but withdrawn.

** The Oakwood of III R-W Estates Section 3 Preliminary Plat was filed with the County Plan Commission, but withdrawn.



Subdivision Profile (cont.)

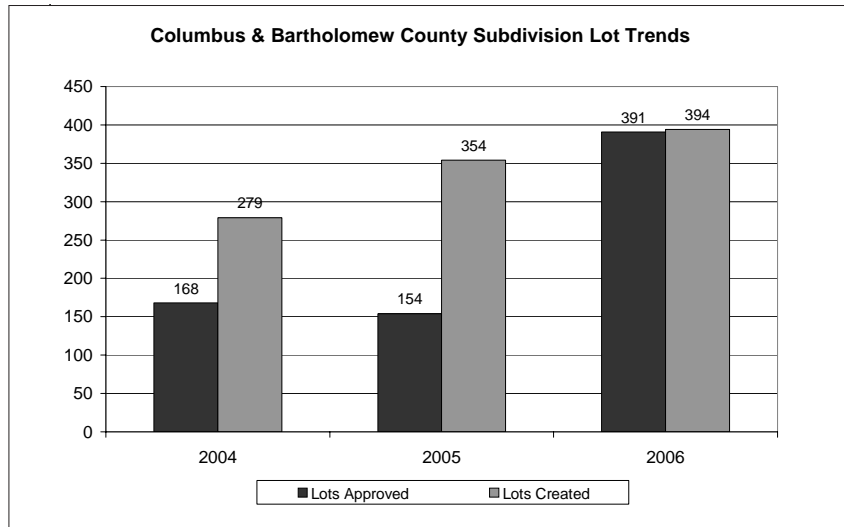
2006 City of Columbus Final Plats Approved (Lots Created)

Subdivision	Case Number	Lots Created	Acres	Gross Density (Lots per Acre)	Land Use	Township
Shadow Creek Farms Section 4	FP-06-01	99	14.03	7.06	Residential	Columbus
Shadow Creek Farms Section 5	FP-06-02	111	43.74	2.54	Residential	Columbus
Terrace Woods Sections 4 & 5	FP-06-03	25	7.62	3.28	Residential	Columbus
South Park	FP-06-04	8	9.82	0.81	Industrial	Columbus
Wildflower Estates	FP-06-05	41	19	2.16	Residential	Columbus
Horizons West	FP-06-06	38	12.38	3.07	Residential	Harrison

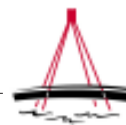
2006 Bartholomew County Final Plats Approved (Lots Created)

Subdivision	Case Number	Lots Created	Acres	Gross Density (Lots per Acre)	Land Use	Township
South Hill Farms Section 2, Phase 2	FP-06-01	6	9.39	0.64	Residential	Sand Creek

The chart at the left displays the trends in new lots approved and created. Approved lots refers to all minor subdivisions and preliminary plats approved for major subdivisions. Created lots refers to all minor subdivisions and final plats approved for major subdivisions.

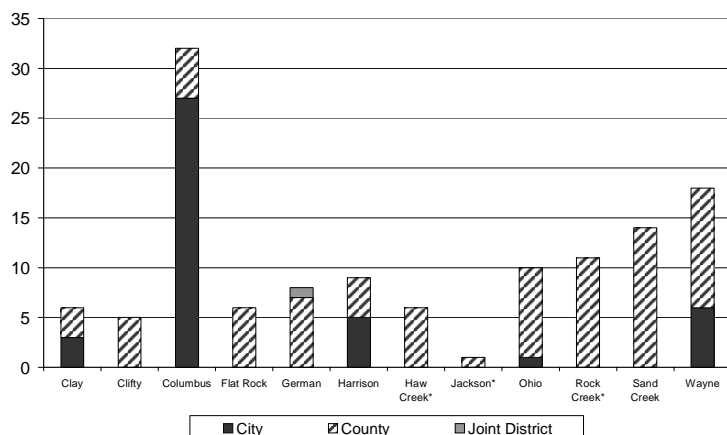


Subdivision Profile (cont.)



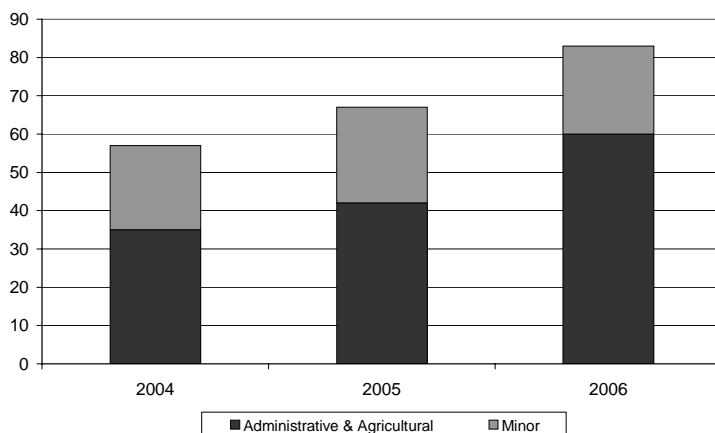
Current Planning Functions

2006 Non-Major Subdivisions by Township



The chart at the left shows the distribution of minor subdivisions in the City of Columbus and Bartholomew County in 2006.

Bartholomew County Subdivision Trends



The chart at the left displays the trends in Bartholomew County subdivision approvals.



Landscape Review Committee Profile

The City of Columbus Landscape Review Committee has been established as a resource for the Planning Department staff, the Plan Commission, and other City entities in the topic areas of site landscaping and plant material. This body also serves as a source for the interpretation of the City's site landscaping requirements. The Committee's expertise allows unique landscaping and development issues to be addressed through appropriate solutions that meet the intent of the Zoning Ordinance.

The Landscape Review Committee did not consider any applications in 2006. This compares with 4 applications filed in both 2005 and 2004 and 5 filed in 2003.

Note: All rosters represent memberships as of December 1, 2006.

2006 City of Columbus Landscape Review Committee Membership

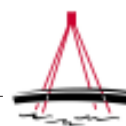
Member	Office	Appointment	Expiration (3 year terms)	Requirements
Pat Zeigler	Chairperson	Plan Commission	January 1, 2009	Plan Commission Member
Tom Aton		Plan Commission	January 1, 2007	Citizen Interested in Landscaping & Community Development
Pam Good		Plan Commission	January 1, 2008	Citizen with Plant Material Education, Training, or Experience
Mark Pratt (Alternate)		Plan Commission (for Aton)	January 1, 2007	Citizen Interested in Landscaping & Community Development
Nick Rush (Alternate)		Plan Commission (for Good)	January 1, 2008	Citizen with Plant Material Education, Training, or Experience

Utility Review Committee Profile

The purpose of the City of Columbus Utility Review Committee is to review requests for connections to City utilities for properties which are not currently within the City or proposed for annexation. The Committee may approve or deny such requests, or forward them to the Plan Commission for additional consideration. Appeals of the Committee's decisions may be made to the Plan Commission.

In 2006 the Utility Review Committee considered 3 applications; all for connections to the water utility. The request by Stephen and Wanda Carmichael was approved, but never executed by the applicants. The 3 applications in 2006 compare with 3 applications in 2005 and 4 in 2004.

Note: All rosters represent memberships as of December 1, 2006. Dave Fisher replaced Mark Gerstle on the Committee mid-year.



2006 City of Columbus Utility Review Committee Membership

Member	Office	Appointment	Expiration (Annually)	Requirements
Dave Fisher		Plan Commission President	January 1, 2007	Plan Commission Member
Jenny Long		City Utilities Director	January 1, 2007	City Utilities Director or Designee
Heather Pope		Planning Director	January 1, 2007	Planning Director or Designee

2006 Utility Review Committee Applications

Application	Case Number	Location	Reason for Committee Review / Decision
Shirley Sowders / Maudie Medaris	UT-05-04	467 East County Road 400 South	Water Connection / Approved
Stephen & Wanda Carmichael	UT-06-01	5405 West Road 200 South County	Water Connection / Approved but not Executed
Steven & Marcia Thomas	UT-06-02	4690 West County Road 200 South	Water Connection / Approved



Board of Zoning Appeals Summary

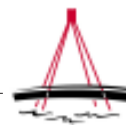
The Columbus and Bartholomew County Boards of Zoning Appeals heard a total of 24 cases in 2005, a significant decrease from the 45 cases heard in 2005. In addition, a total of 6 cases were reviewed and approved by a BZA Hearing Officer (5 for the City and 1 for the County). A majority of the County BZA petitions (8 of 11) requested approval of a conditional use. The 13 petitions heard by the Columbus BZA included 3 use variance requests and 10 development standards variances (requests for relief from setback, height, or other similar requirements).

2006 Boards of Zoning Appeals Summary

Month	Use Variance		Development Standards Variance		Conditional Use		Total	
	Columbus	Bartholomew County	Columbus	Bartholomew County	Columbus	Bartholomew County	Columbus	Bartholomew County
January	1	1	1	0	0	0	2	1
February	0	0	0	0	0	0	0	0
March	0	0	0	0	0	0	0	0
April	1	0	2	0	0	0	3	0
May	0	0	1	1	0	1	1	2
June	1	0	1	0	0	2	2	2
July	0	0	1	0	0	1	1	1
August	0	0	0	0	0	0	0	0
September	0	0	1	0	0	2	1	2
October	0	0	0	0	0	0	0	0
November	0	0	3	1	0	2	3	3
December	0	0	0	0	0	0	0	0
Totals	3	1	10	2	0	8	13	11
Approved	3	0	4	1	0	8	7	9

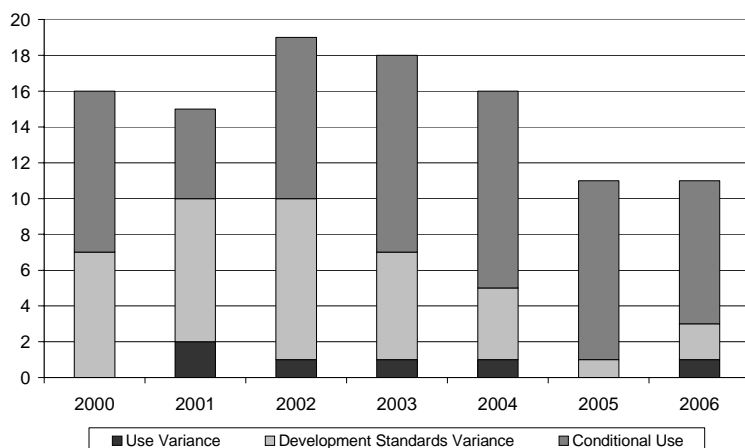
The Edinburgh / Bartholomew / Columbus Joint District Board of Zoning Appeals also met in 2006, approving a development standards variance related to the amount of required parking for a proposed Hilton Garden Inn hotel (Case #EBC/DS-06-01).

Board of Zoning Appeals Summary (cont.)



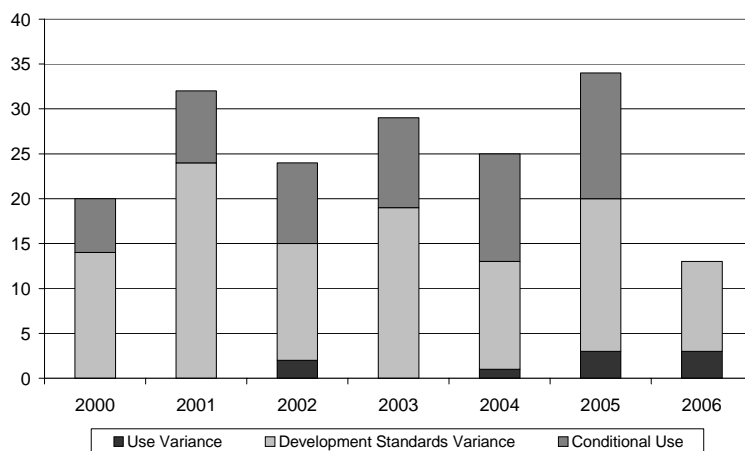
Current Planning Functions

Bartholomew County BZA Trend



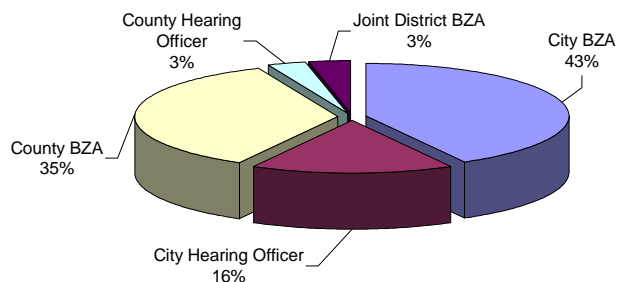
In 2006, the Bartholomew County Board of Zoning Appeals' 11 new applications continued a yearly case load decline since a high of 19 applications in 2002.

Columbus BZA Trend



The 2006 Columbus Board of Zoning Appeals case load of 13 applications represents the fewest new filings since such data has been kept (beginning in 2000).

2006 BZA Applications by Jurisdiction



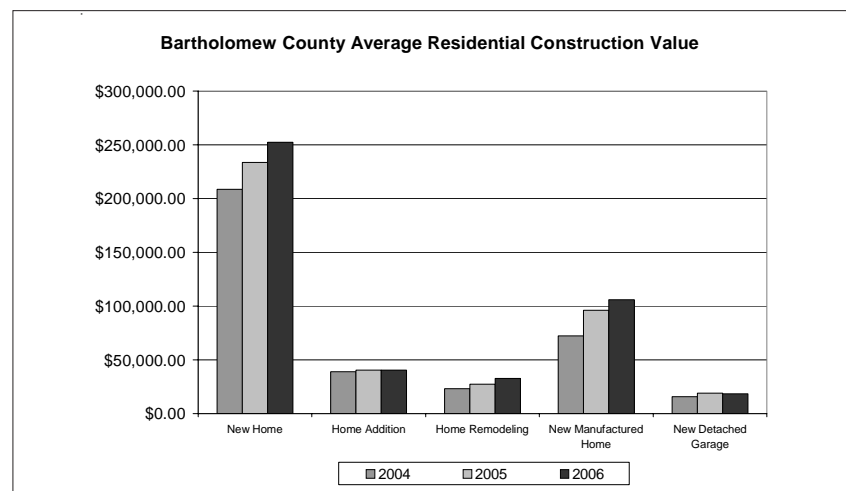
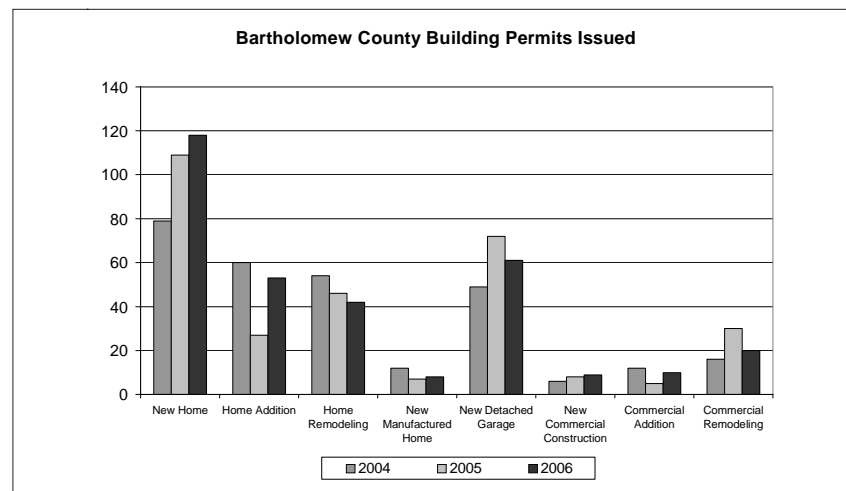


Building Data Summary

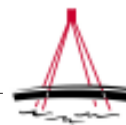
In 2006 a total of 357 building permits were issued for the City of Columbus, with an additional 321 issued for Bartholomew County. Building permits are issued by the Columbus - Bartholomew Department of Technical Code Enforcement and are reported to the Planning Department for the analysis of community growth and development.

The total construction value of the building permits issued for the City of Columbus was approximately \$73.3 million in 2006. The value of new construction in Bartholomew County was approximately \$49.6 million.

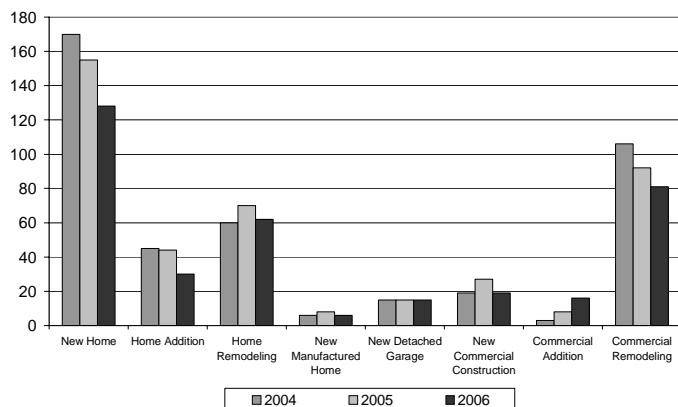
The City of Columbus experienced 128 new home starts in 2006. The average construction value for those homes was \$205,000. By comparison, Bartholomew County experienced 118 new home starts with an average construction value of \$252,000. A comparison of 2004, 2005 and 2006 building data is provided below and on the following page.



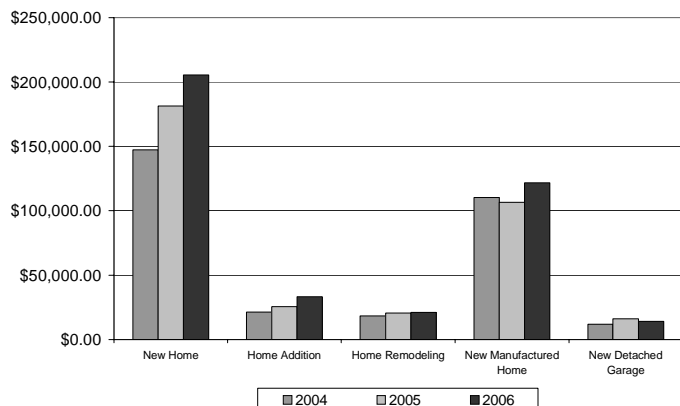
Building Data Summary (cont.)



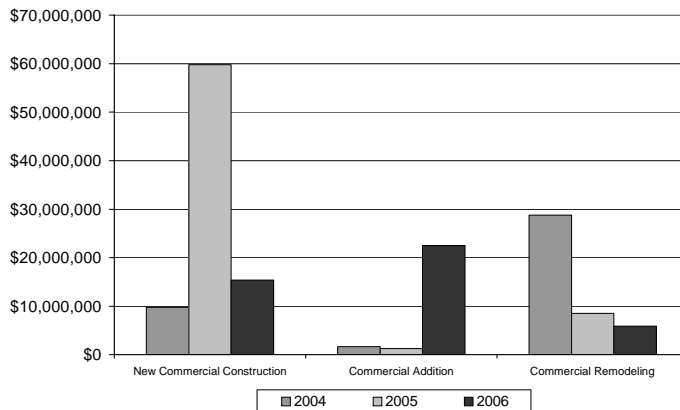
Columbus Building Permits Issued



Columbus Average Residential Construction Value



Columbus Total Non-residential Construction Value





Long-Range Planning Functions

Planning Department staff members Tiffany Strait and Carmen Lethig directed the Golden Casting Foundry site project.

Approximately 40 people attended the Golden Casting Foundry site public open house on July 20, 2006.

Long-Range Planning & Special Projects

The processing of applications for consideration by a Plan Commission, Board of Zoning Appeals, or other entity is only a part of the responsibilities of the Columbus - Bartholomew Planning Department. Other responsibilities include providing training for local elected and appointed officials and supporting long-range planning and visioning processes. During 2006, the Planning Department was involved in several long-range planning activities which are summarized below:

Golden Casting Foundry Site Redevelopment Study:

The Planning Department conducted a study of the former site of the Golden Casting Foundry and its vicinity. Located in a mixed-use residential, commercial, and industrial area, the future re-use of the Foundry site will have significant impact on the overall character and quality of the surrounding neighborhood. The site includes a total of approximately 16 acres, with 12.4 acres included in a single superblock. The intent of the project was to (1) facilitate community discussion of land use issues in the area, (2) establish a data set for future use by the Plan Commission in making land use decisions, and (3) provide an opportunity for public input. The project methodology included data collection and analysis, interviews with key stakeholders, a public open house, and the production of a summary document. The study concluded with an exploration of 4 specific development scenarios for the property - residential, mixed-use, office park, and advanced manufacturing center. The project concluded with the public open house. The approximately 40 participants reviewed the redevelopment options and completed a worksheet that expressed their preferences.





The Golden Casting Foundry site in 2005, before the current property owner began demolition.



The Golden Casting foundry site in spring of 2006, with demolition in progress.



Long-Range Planning & Special Projects (cont.)

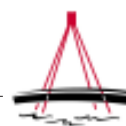
Columbus Bicycle / Pedestrian Committee:

The Planning Department staff has supported the efforts of the newly formed Columbus Bicycle / Pedestrian Committee with information, advice, and professional experience. This Committee is charged with creating a Columbus Bicycle / Pedestrian Plan; a document intended to (1) improve recognition of the value of bicycle and pedestrian transportation (2) provide guidance for the establishment of interconnected bicycle and pedestrian transportation networks and (3) educate the public on bicycle and pedestrian transportation issues. Senior Planner Tiffany Strait is the Planning Department representative to this Committee.

State of Indiana Shovel Ready Program:

The Planning Department provided assistance to the Columbus Economic Development Board in preparing an application for inclusion of the Columbus InfoTech Business Park in the Indiana Shovel Ready Program. This was a pilot program through which the State of Indiana would maintain a database of available locations for new businesses and industries. The Planning Department provided information on tax increment financing and tax abatement options, flood hazard status, soil types, future land use plans, zoning regulations, transportation routes, and infrastructure availability. The Planning Department also provided technical support in the form of graphics and other application exhibits. The InfoTech Park was one of approximately a dozen locations accepted for inclusion in the pilot program.





Transit Advisory Committee:

The Planning Department staff continued to support the Transit Advisory Committee with information and professional expertise. In 2006 this group continued to discuss the ColumBUS transfer point at the Commons Mall. However, the primary focus of the Committee was the identification of a new transfer point in the vicinity of Columbus Center and the discussion of the need for a Bartholomew County Rural Transit Program.

Columbus Eastside Industrial Sites Study:

The 2006 announcement that Honda would be constructing a vehicle assembly facility in nearby Decatur County generated interest in possibilities for related development on the east side of Columbus. Of particular interest were possibilities for industrial development in this area (which had not previously been considered for industrial sites). The Planning Department conducted a review of the Columbus Comprehensive Plan and the Indiana Code and generated a white paper that identified options for eastside-focused industrial development. The most significant considerations for any new industrial development will be (1) compatibility with adjoining land uses, (2) access to major thoroughfares, (3) access to sewer and water utilities, and (4) consistency with general Columbus land use policies. The document was intended to identify options and generate informed discussion. The options identified included the Bartholomew Industrial Park and vicinity, the Woodside / Walesboro vicinity, and the creation of a new, remotely annexed industrial park (permitted through IC 36-4-3-4(b)). The final document was provided to the Chamber of Commerce, the Economic Development Board, the Mayor, and other interested parties.

GIS Needs Analysis / Project Committee:

In 2006 the Planning Department staff had continued participation in a CAMPO led effort to conduct a GIS (Geographic Information System) needs analysis for the City of Columbus. CAMPO contracted with GIS consultant The Schneider Corporation for the project. The needs analysis identified how the use of GIS can lead to greater local government efficiency and thoroughness. It also identified opportunities for blending new mapping technologies into the operation of local government. Upon conclusion of the needs analysis the GIS Project Committee released a Request for Qualifications to consulting firms interested in implementing the initial phase of the GIS project. Interviews with project finalists are scheduled for early 2007.

Heritage Fund of Bartholomew County - Civic Boom! Project:

The Planning Department provided assistance and support to the Heritage Fund of Bartholomew County's "Civic Boom!" Project through participation on the project steering committee. This local study is part of a national effort to identify strategies to engage older adults in civic matters.



Long-Range Planning & Special Projects (cont.)

Camp Atterbury Joint Land Use Study:

In early 2006 the Planning Department was contacted by representatives of the Indiana National Guard and the US Department of Defense regarding the participation of Columbus and Bartholomew County in a land use study for the vicinity of Camp Atterbury. Also contact were Brown County, Johnson County, and the Town of Edinburgh.

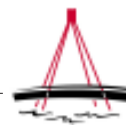
The Indiana National Guard and the Department of Defense have established Camp Atterbury as a permanent training and deployment facility for US military forces. As such, the activities at the facility will expand and interaction with surrounding communities will increase. The land use study is intended as vehicle to ensure an exchange of information that will benefit all parties. Camp Atterbury will be provided with long-term protection from incompatible adjacent land uses. The adjacent communities will be better positioned to capture positive economic benefits while avoiding hazards to public safety and quality of life.

The project will be facilitated by a consultant under the direction representatives of the local governments. The Department of Defense will fund 90% of the project cost. The initial phase of the project involved local government providing an indication of their willingness to participate. Both the Columbus City Council and the Bartholomew County Board of Commissioners have passed resolutions stating their interest in the project. Once all adjoining communities have verified their participation the Department of Defense will proceed with project financing and consultant selection.

Zoning Map Replacement Project:

In early 2005 the Planning Department began the process of creating replacement official zoning maps. The existing maps had become damaged and faded from years of use. They were not easily reproduced and were required to be updated by hand-drawn lines. Also, these existing maps were based on outdated parcel and street information. The new, replacement maps are electronically created and updated, copies can be provided easily, and parcel and street information can be updated on a regular bases. The replacement maps also will allow for expanded public accessibility in the future through posting on the internet and integration into a GIS. The Bartholomew County maps were put in use upon completion. The City of Columbus maps involved some select rezoning of property to resolve parcel boundary inconsistencies. Therefore, the City maps required approval from the City Council, through adoption of a zoning map amendment ordinance. That ordinance was passed at the November 21, 2006 City Council meeting and the maps were placed in use the following day.

Long-Range Planning & Special Projects (cont.)



Long-Range Planning Functions

Flintwood Drive Area Public Meeting:

The agenda for the October Columbus Plan Commission meeting included a request by Keller Development for the rezoning of a property from single-family residential to multi-family residential use. The property is located adjacent to Richards School at the current northern terminus of Flintwood Drive. Area residents were interested in the project and voiced several concerns about its impact on their neighborhood. The rezoning request was continued to the November meeting and subsequently withdrawn. However public interest in the future of the property remained and the Plan Commission rescheduled their November meeting as an evening event held at the nearby school. That meeting was attended by approximately 200 area residents who expressed their concerns about the Keller Development proposal, identified issues for any development of the property, and expressed their thoughts on the future of the neighborhood. The Planning Department provided a presentation documenting the physical characteristics and Comprehensive Plan considerations for the property. The staff also asked participants to complete a survey documenting the sources and quality of information they received about the Keller project. The Planning Department is in the process of documenting the input received at the meeting for future use by the Plan Commission and developers interested in the area.



Approximately 200 people attended the November Plan Commission meeting held at Richards School. The pictures at left show some of those in attendance, as well as Plan Commission President Dave Fisher and Planning Director Jeff Bergman addressing the audience.



Long-Range Planning & Special Projects (cont.)

In support of the Vision 20/20 implementation the Planning Department conducted a study of downtown public parking during the summer of 2006. The study involved an inventory of available parking spaces and their use, a summary of the current parking regulations, and an analysis of parking capacity.

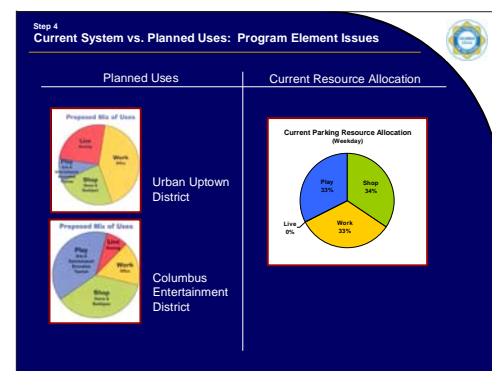
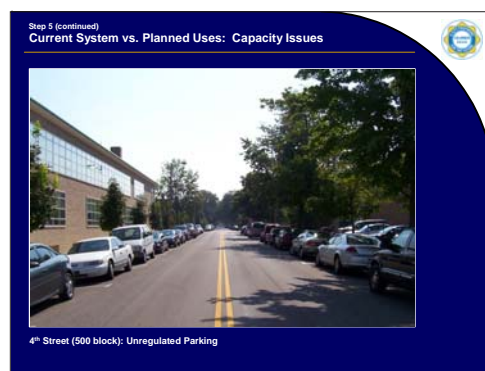
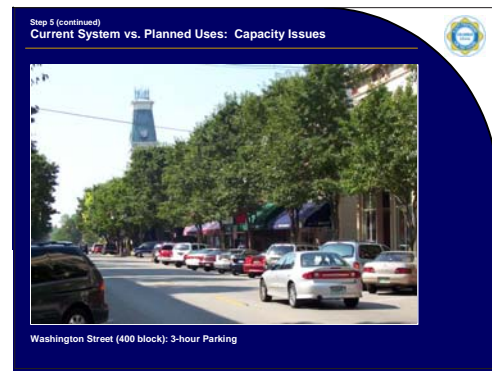
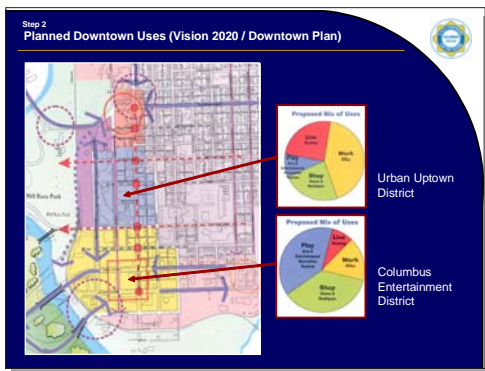
Zoning & Subdivision Control Ordinance Updates:

The process of updating the City and County Zoning Ordinances made continued progress in 2006. Both the City and County project steering committees completed their reviewed of the draft regulations. An updated and revised draft, to be labeled as the "Public Review Draft" will be provided to the Steering Committees for final review in early 2007. Following any final revisions, this document will be made available to the public in early spring of 2007. The release of the Public Review Draft will signal the beginning of the adoption process. In is currently anticipated that this process will include a public review and comment period, a public open house, follow-up interviews with ordinance end-users, and public hearings by each Plan Commission, the City Council, and the Board of County Commissioners.

Vision 20/20 Implementation / Downtown Parking Analysis:

During 2006 the Planning Department remained active in support of the implementation of the Vision 20/20 Downtown Columbus Strategic Plan. Specifically, the Planning Department staff was active in the project through the Vision 20/20 Working Group, which is coordinating implementation, and both the Hospitality & Parking and Sports Complex subcommittees.

Sample Slides from the Downtown Public Parking Presentation



Flood Plain Management Profile

For approximately 10 years, both the City of Columbus and Bartholomew County have participated in the National Flood Insurance Program's (NFIP) Community Rating System (CRS). This voluntary incentive program recognizes and encourages floodplain management activities that exceed the minimum requirements. As a result, local flood insurance premiums are discounted to reflect the reduced flood risk resulting from the community actions meeting the three goals of the CRS: (1) reduce flood losses; (2) facilitate accurate insurance rating; and (3) promote the awareness of flood insurance.

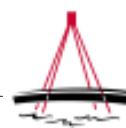
For CRS participating communities, flood insurance premium rates are discounted in increments of 5%, with a maximum possible reduction of 45%. The CRS ratings are based on 18 activities, organized under four categories: (1) Public Information, (2) Mapping and Regulations, (3) Flood Damage Reduction, and (4) Flood Preparedness.

Of the 1,006 participating communities nationwide, 32% are Class 9, 41% are Class 8, and 19% are Class 7. Only 1 community has received a class 2 rating and receives the maximum 45% discount.

The City of Columbus and Bartholomew County are each Class 9 communities, allowing property owners who are required to maintain flood insurance to receive a 5% discount. The Planning Department maintains this Class 9 rating through the following annual activities:

- adopting regulations more restrictive than state and federal requirements;
- regulating development within the 500-year floodplain;
- providing mapping assistance to other government agencies and the public;
- providing outreach and information to Realtors, developers, and the public;
- communicating with property owners who have experienced repeated losses due to flooding; and
- promoting the use of many floodplain areas as parks and open space.

On November 15, 2006 the Planning Department hosted a local NFIP Community Meeting and education session facilitated by the staff of the Indiana Department of Natural Resources. Approximately 120 invitations for the 1/2 day session were distributed to local land surveyors, Realtors, mortgage providers, and others affected by floodplain regulations.



Note: Monitoring and filing Letters of Map Amendment (issued by the Federal Emergency Management Agency (FEMA)), which update floodplain information is a responsibility of the Planning Department. In 2005, 7 map amendments occurred in the City and 2 occurred in the County. Also in 2006, the Planning Department provided flood hazard determinations for approximately 40 properties.

Long-Range Planning Functions



Training Profile

During 2006, the Planning Department facilitated training for both elected and appointed officials and citizens. The Planning Department also continued to provide professional development and training opportunities for its staff. These training events are described below and on the following page:

Plan Commission Training & Goal Setting:

A joint meeting of the Columbus, Bartholomew County, and Joint District Plan Commissions was held on February 20, 2006. Invited guests included Columbus Mayor Fred Armstrong, the Board of County Commissioners, and members of each jurisdiction's Plan Commission and Board of Zoning Appeals. The intent of this 2nd Annual meeting was to continue the discussion of common issues and re-affirm common priorities. Lynn Lucas, Director of the Columbus Area Visitors' Center, spoke to the participants and focused on the topic of Columbus as an amateur athletic venue.

The priorities identified by the participants were as follows:

1. complete and adopt revisions to the Columbus and Bartholomew county zoning and subdivision control ordinances;
2. improve the enforcement of zoning regulations;
3. consider long-term plans for the administration of the development within the Joint District area (assuming an eventual end to the mandate of the Joint District Plan Commission);
4. examine the appropriateness of the current boundaries of the Columbus extraterritorial jurisdiction;
5. examine alternate approaches to environmental issues in the community;
6. provide on-going training for board and commission members, the staff, the media, and the public;
7. consider the issue of design standards, whether or not such provisions are appropriate for the community, and how they might be applied;
8. attract and retain quality staff members.

New Member Orientation:

In 2006 the Planning Department established a new member orientation program to assist new Plan Commission and Board of Zoning Appeals members become comfortable with their responsibilities. The orientation program includes a review of the zoning and subdivision control regulations, an introduction to the staff members and the staff's roles, an overview of a typical meeting, and a review of typical matters considered by the applicable board or commission. In addition, issues such as conflict of interest, ex-parte communication, and public input are discussed in the context of Indiana law and public perception.



Board of Zoning Appeals Staff Role Playing:

The Planning Department created a role-playing exercise for the purpose of providing education to the Board of Zoning Appeals regarding the staff review and processing of applications. The role-playing exercises were conducted at the September 25, 2006 Bartholomew County BZA meeting and the September 26, 2006 Columbus BZA meeting. The series of skits portrayed applicants as they met with the staff, completed an application and were prepared for a BZA hearing. The intent of the exercise was to inform the BZA members about the level of preparedness that can be expected from applicants.

Planning Staff Professional Development:

The Planning Department staff continued their professional development in 2006 through attendance at the following conferences and events:

Indiana Planning Association Spring Conference:

Indianapolis - March 2006

IDNR Flood Floodplain Management Training:

Indianapolis - March 2006

American Planning Association National Conference:

San Antonio - April 2006

Ohio / Kentucky / Indiana Regional Planning Conference:

Cincinnati - October 2006

IDNR Floodplain Management Seminar:

Columbus - November 2006

The Planning Department staff also attended several video-conference training opportunities hosted by the Purdue University Extension Service. Those sessions covered the following topics:

- The Basics of Plan Commissions & BZAs (January 2006)
- Planning for Green Infrastructure and the Role of Conservation Easements (March 2006)
- Strategies for Protecting Indiana's Farmland (June 2006)
- Fiscal Impact of Development (September 2006)

Commissioner Connection:

The Planning Department continued to publish a monthly newsletter, with distribution to all City and County Plan Commission and Board of Zoning Appeals members. Topics featured in 2006 were as follows:

January:

Ethics

February:

BZA Basics

March:

Professional Development for Planners

April:

Historic Preservation

May:

Eminent Domain

June:

Exterior Lighting

July:

Healthy Places

August:

Universal Design

September:

Planning Law

October:

Military Installation Community Impacts

November:

New Urbanism

December:

Floodplain Management



Department Goals & Objectives

The Planning Department serves several important roles within the Columbus and Bartholomew County community. Following is a list of standing Planning Department goals. Each of the goals is intended to continually advance the efficiency and professionalism with which the Department serves the public:

1. **Customer Service / Necessary Functions:**

Maintain and enhance the quality, thoroughness, and efficiency of the “current planning” services provided to the public, the development community, the Plan Commissions, and other groups.

2. **Leadership and Resource Opportunities:**

Recognize and capitalize on opportunities to add value to planning related efforts and initiatives. Assume leadership when appropriate and ensure that the value of opportunities is maximized.

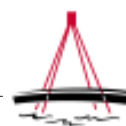
3. **Professionalism:**

Continue to advance and enhance the image and identity of the Planning Department. Ensure that the public has a clear understanding of the role of the Department in the community. Emphasis the efficiency and quality of all products, reports, and communications. Provide on-going staff training and maintain a clear awareness of the ultimate goal of each government process.

4. **Quality Workplace:**

Provide an enjoyable, quality workplace where all staff members are provided an opportunity for professional development and a high quality of life.

Department Goals & Objectives (cont.)



The Planning Department staff, with input from the Executive Committees of the City and County Plan Commissions, establish annual objectives. These objectives are intended to provide for the on-going achievement of the Department's goals. A review of the objectives for 2005 is provided below, with a list of 2006 objectives.

2006 Planning Department Objectives

Objectives for the Planning Department for 2006 were as follows:

1. Create clear code enforcement - planning communications protocol and workplans (workplans should address sign permits, zoning administration, and on-going coordination).
Status: Achieved and Ongoing
2. Develop an introductory training session for new commission and board members.
Status: Achieved and Ongoing
3. Develop standardized templates for Board of Zoning Appeals staff reports.
Status: Pending for 2007
4. Develop a professional development program for staff members.
Status: Ongoing
5. Initiate a small area planning process (that will result in a detailed plan for a corridor or neighborhood).
Status: Achieved and Ongoing
6. Facilitate continued, significant progress on the revision of the zoning and subdivision control ordinances.
Status: Achieved and Ongoing

2007 Planning Department Objectives

Objectives for the Planning Department for 2006 were as follows:

1. Develop standardized templates for Board of Zoning Appeals staff reports, hearing officer actions, etc.
2. Develop a professional development program for staff members.
3. Complete the revision to the Columbus and Bartholomew County Zoning Ordinances.
4. Develop an inventory of properties outside of the Columbus city limits that are subject to annexation non-remonstrance agreements.